

ZONING COMMITTEE

MINUTES

JUNE 2, 2010

The regularly scheduled meeting of the Zoning Committee held on **Wednesday, June 2, 2010 at 11:11 a.m.**, in Committee Room #2. The following members were present:

The Honorable Aaron Watson, Chair
The Honorable Cleta Winslow, Vice-Chair
The Honorable Ivory L. Young, Jr.
The Honorable Howard Shook

The following members were absent:

The Honorable Carla Smith
The Honorable Keisha Lance Bottoms

Others present at the meeting were: Jeffrey Haymore, Law Department; Charletta Wilson Jacks, Department of Planning; and Council Staff.

Chairman Watson called the meeting to order at 11:15 a.m. after declaring a quorum present. He then proceeded with the following order of business.

A. ADOPTION OF THE AGENDA – ADOPTED

B. APPROVAL OF MINUTES – APPROVED

CONSENT

C. ORDINANCES FOR FIRST READING

10-O-0957 (1)
Z-10-11 An Ordinance by Zoning Committee to rezone from the C-2 (Commercial Service) District to the MRC-2 (Mixed Residential Commercial) District, property located at **300 and 306 Ponce de Leon Avenue, NE**, fronting approximately 100.35 feet on the north side of Ponce de Leon Avenue at the southeast intersection of Argonne Avenue and Ponce de Leon Avenue.

Depth: Varies

Area: Approximately 0.427 Acre

Land Lot: 48, 14th District, Fulton County, Georgia

Owner: The Bootery Inc., Profit Sharing, et. al.

Applicant: Robert M. Cain

NPU-E

Council District 6

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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ORDINANCES FOR FIRST READING (CONT'D)

10-O-0958 (2)
Z-10-12

An Ordinance by Zoning Committee to rezone from the R-5 (Two-Family Residential) District to the NC-7 (Existing Traditional Neighborhood) District, properties located at **287 and 289 Little Street, SE and 288 Grant Park Place, SE**, fronting approximately 120 feet on the east side of Hill Street, approximately 53.50 feet on the north side of Grant Park Place and approximately 53.5 feet on the south side of Little Street.

Depth: Varies
Area: Approximately 0.15 Acre
Land Lot: 43, 14th District, Fulton County, Georgia
Owner: Thomas "T. L." Lee Spangler
Applicant: Douglas A. Lueder

NPU-W Council District 1

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

10-O-0959 (3)
Z-10-13

An Ordinance by Zoning Committee to rezone from the C-4 (Commercial Residential) District to the C-3 (Commercial Residential) District, property located at **333 Highland Avenue, NE**, fronting approximately 237.99 feet on the west side of Hilliard Street, approximately 69 feet on the south side of North Highland Avenue and bordering Interstate 75/85 Connector with approximately 214.44 feet.

Depth: Varies
 Area: Approximately 0.554 Acre
 Land Lot: 46, 14th District, Fulton County, Georgia
 Owner: 333 Highland Avenue Associates, LLC
 Applicant: 333 Highland Avenue Associates, LLC

NPU-M **Council District 2**

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

10-O-0960 (4) An Ordinance by Zoning Committee granting a Special Use Permit for a Daycare Center pursuant to Section 16-16-06.005(l)(b) property located at **3297 Fairburn Road, SW**, fronting approximately 75 feet on the northwesterly side of Fairburn Road and approximately 940 feet east of the Seaborad Coast Railroad Line.

U-10-18

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ORDINANCES FOR FIRST READING (CONT'D)

Depth: Varies
Area: Approximately 0.472 Acre
Land Lot: 35, 14th ff District, Fulton County, Georgia
Owner: Arlethea Marie Scrivens-Aghaji
Applicant: Arlethea Marie Scrivens-Aghaji
NPU-P **Council District 11**

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

10-O-0961 (5)
U-10-19 An Ordinance by Zoning Committee granting a Special Use Permit for a Daycare Center pursuant to Section 16-35.007(l)(c) property located at **2392 Donald Lee Hollowell Parkway, NW**, fronting approximately 81 feet on the south side of Donald Lee Hollowell Parkway and approximately 163 feet east of the intersection of Center Hill Avenue and Donald Lee Hollowell Parkway.

Depth: Approximately 200 Feet
Area: Approximately 2.99 Acres
Land Lot: 177, 14th District, Fulton County, Georgia
Owner: William H. Palmer, Sr.
Applicant: William H. Palmer, Sr.
NPU-J **Council District 9**

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

10-O-0962 (6)
U-10-20 An Ordinance by Zoning Committee granting a Special Use Permit for a Church pursuant to Section 16-06.005(l)(c) property located at **3267 and 3309 Jonesboro Road, SE**, fronting approximately 508 feet on the west side of Jonesboro Road beginning 132.60 feet from the intersection of Jonesboro Road and Macedonia Road.

Depth: Varies
Area: Approximately 3.29 Acres
Land Lots: 34 and 35, 14th District, Fulton County, Georgia
Owner: Willie W. Williams
Applicant: Willie W. Williams
NPU-Z **Council District 12**

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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REGULAR

D. COMMUNICATION

- 10-C-0913 (1) A Communication by Councilmembers Carla Smith, Kwanza Hall and Michael Julian Bond re-appointing **Mr. David Payne** to serve as a member of the Zoning Review Board for a term of two years, retroactive to March 17, 2010.
(Councilmember Winslow made a motion to approve.)

FAVORABLE - REFERRED TO COMMITTEE ON COUNCIL

E. PAPERS HELD IN COMMITTEE

- 10-O-0013 (1)
Z-07-113
- An Ordinance by Councilmember Aaron Watson **as substituted and amended by Zoning Committee** to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Held on substitute as amended 1/13/10 at the request of the District Councilmember)**

Depth: Approximately 1,010 Feet

Area: Approximately 10.32 Acres

Land Lot: 42, 14th District, Fulton County, Georgia

Owner: JWGST LLC/Joseph Wiles

Applicant: Jason Fritz

NPU-Y

Council District 1

- 10-O-0018 (2)
Z-08-73
- An Ordinance by Councilmember Aaron Watson **as substituted and amended by Zoning Committee** to rezone from the R-4 (Single Family Residential) and NC-2 (Neighborhood Commercial) Districts to the NC-2 (Neighborhood Commercial) District, properties located at **1146 Portland Street, SE, 1152 Portland Street, SE, 1131 Glenwood Avenue, SE, 1137 Glenwood Avenue, SE 525/527 Moreland Avenue, SE, 529 Moreland Avenue, SE, 535 Moreland Avenue, SE and 537 Moreland Avenue, SE** fronting approximately 250 feet on the north side of Portland Avenue, approximately 300 feet on the west side of Moreland Avenue and approximately 250 feet on the south side of Glenwood Avenue. **(Substituted and held 1/13/10 at the request of the District Councilmember)**

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PAPERS HELD IN COMMITTEE (CONT'D)

10-O-0035 (3)
U-09-22 An Ordinance by Councilmember Aaron Watson granting a Special Use Permit for a Day Care Center pursuant to Section 16-08.005 (l) (b) for property located at **3751 Martin Luther King, Jr. Drive, SW**, fronting approximately 165 feet on the southeasterly side of Martin Luther King, Jr. Drive at the northeastern intersection of Martin Luther King, Jr. Drive and Bolton Road. **(Held 1/27/10 at the request of the District Councilmember)**

Depth: Varies

Area: Approximately 5.8 Acres

Land Lot: 15, 14th District, Fulton County, Georgia

Owner: Charitable Connections, Inc.

Applicant: Charitable Connections, Inc./Michelle R. Uchiyema

NPU-H

Council District 10

10-O-0031 (4)
U-09-17 An Ordinance by Councilmember Aaron Watson granting a Special Use Permit for a Personal Care Home pursuant to Section 16-08.005 (1)(f) for property located at **762 Bender Street, SW**, fronting approximately 60 feet on the east side of Bender Street, at the southeast corner of Bender Street and Stephens Street. **(Held 2/24/10 at the request of the Councilmember of the District)**

Depth: Varies

Area: Approximately 0.147 Acre

Land Lot: 86, 14th District, Fulton County, Georgia

Owner: Deborah L. Turner

Applicant: Deborah L. Turner

NPU-V

Council District 4

10-O-0336 (5)
Z-10-02 A **Substitute** Ordinance by Zoning Committee to rezone from the RG-2 (Residential General-Sector 2) District to the MR-3-C (Multi-Family Residential-Conditional) District, property located at **1017 Westview Drive, SW**, fronting approximately 328 feet on the northeasterly side of Westview Drive and approximately 275 feet on the east side of Agnes Jones Place and approximately 416.40 feet on the west side of Abbott Street.

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PAPERS HELD IN COMMITTEE (CONT'D)

Depth: Varies
Area: 3.48 Acres
Land Lot: 116, 14th District, Fulton County, Georgia
Applicant: Rex Bray
Owner: Columbia Plaza1, LP

NPU-T

Council District 4

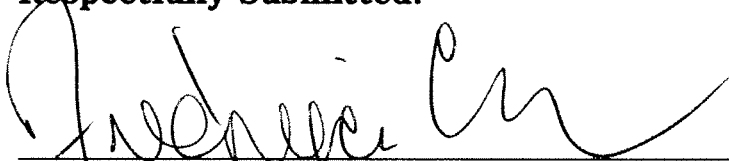
H. LINK TO ZRB PENDING LEGISLATION

<http://citycouncil.atlantaga.gov/2010/pendingzrb.htm>

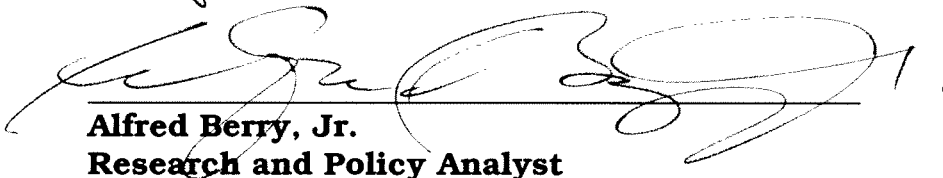
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There being no further business to come before the Committee, the meeting was adjourned at 11:15 a.m.

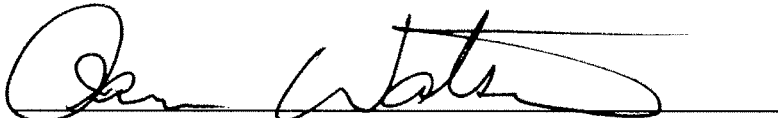
Respectfully Submitted:



**Fredrica Cooper for Angela H. Campbell
Legislative Assistant**



**Alfred Berry, Jr.
Research and Policy Analyst**



**The Honorable Aaron Watson, Chair
Zoning Committee**